

Electronically Recorded Document# 2021000062342 BK: 5566 PG: 202  
Recorder of Deeds, Scott Dailey On 10/7/2021 at 9:39:01 AM Sussex County, DE  
Consideration: \$475,000.00 County/Town: \$7,125.00 State: \$11,875.00 Total: \$19,000.00  
Doc Surcharge Paid Town: BRIDGEVILLE

TAX MAP AND PARCEL #:

1-31-15.00-15.00

PREPARED BY:

Bonnie M. Benson, P. A.  
33718B Wescoats Road  
Lewes, DE 19958  
File No. 21-2416/BMB

**THIS DEED**, made this 6th day of October, 2021,

- BETWEEN -

**STEVEN CLAYTON CANNON, RITA CANNON HOVERMALE** and **JANET CANNON SNYDER**, of 26083 Hidden Acres Lane, Seaford, DE 19973, parties of the first part,

- AND -

**DOVE ESTATES, L.L.C.**, a Delaware limited liability company, of 18868 Sussex Highway, Bridgeville, DE 19933, party of the second part.

**WITNESSETH:** That the said parties of the first part, for and in consideration of the sum of **Four Hundred Seventy-Five Thousand and 00/100 Dollars (\$475,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and its successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

**ALL THAT CERTAIN** piece, parcel and tract of land lying and being situated in the Town of Bridgeville, Northwest Fork Hundred, Sussex County, Delaware and being more particularly described as follows:

**BEGINNING** at a point along the Southbound side of Route 13 (Sussex Highway) a shared corner of lands now or formerly of JDS Property Investments, LLC and this Tract of land, leaving shared corner, **South 84 degrees, 20 minutes, 27 seconds West, 314.75 feet** to a point; thence **South 04 degrees, 26 minutes, 43 seconds West, 90.92 feet** to a concrete monument found; thence along lands now or formerly of Passwaters Stone Work LLC, **North 85 degrees, 23 minutes 36 seconds West 750.04 feet** to a concrete monument; thence along the shared line with lands now or formerly of Passwaters Farm LLC, **North 37 degrees 20 minutes 31 seconds East, 920.52 feet** to a point; thence **North 38 degrees 05 minutes 29 seconds East, 103.44 feet** passing over a DEL DOT monument to a point; thence **North 78 degrees 47 minutes 11 seconds West, 41.10** to a point; thence **North 80 degrees 55 minutes 38 seconds West, 340.69**

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feet to a point; thence **South 05 degrees 42 minutes 34 seconds East, 693.63 feet** along the Right of Way Line of Route 13 (Sussex Highway) to the **Point of Beginning** for this description.

**This Parcel** contains 584,397.88 square feet, or 13.415 acres more or less,

**BEING** the same lands conveyed to Steven Clayton Cannon, Rita Cannon Hovermale and Janet Cannon Snyder from Steven Clayton Cannon, Rita Cannon Hovermale and Janet Cannon Snyder, Successor Trustees of the Margaret E. O. Cannon Revocable Trust and the Virgil Ambrose Cannon Revocable Trust, by Deed, dated October 20, 2008, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on October 22, 2008, in **Deed Book 3628, Page 135.**

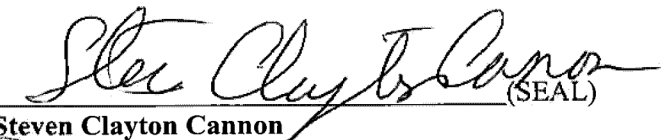
**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

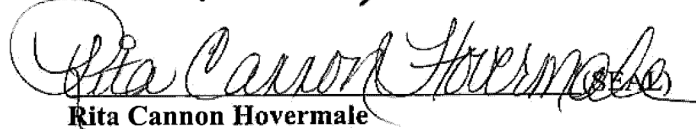
**IN WITNESS WHEREOF**, the parties of the first part have hereunto set their hands and seals the day and year first above written.

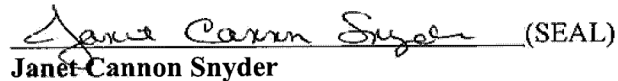
  
Witness

  
Witness

  
Witness

  
Steven Clayton Cannon (SEAL)

  
Rita Cannon Hovermale (SEAL)

  
Janet Cannon Snyder (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on October 06, 2021, personally came before me, the subscriber, Steven Clayton Cannon, Rita Cannon Hovermale and Janet Cannon Snyder, parties of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Joseph M. Scott  
Notary Public  
State Of Delaware

My Commission Expires: 01/13/2023

  
Notary Public

My Commission Expires: \_\_\_\_\_